

Public Information for the Structure to Floodplain Address Table

The South Boulder Creek “Affected Structures” list identifies the addresses of buildings that are completely or partially located in the floodplain based on the new flood mapping study.

Buildings located in Zone AE (areas of special flood hazard in the 100-year floodplain) are subject to local floodplain regulations (that require the issuance of a floodplain development permit to construct improvements or building expansions) and mandatory purchase of flood insurance (if the building or unit is financed under a federally backed mortgage).

Buildings located in Zone AE that are also located in the high hazard or floodway/conveyance zone are subject to additional floodplain regulations and restrictions. Inside the city limits, buildings located in the high hazard zone can not be expanded or enlarged under these floodplain restrictions.

Buildings located in Zone X (areas that are subject to 500-year flooding, 100-year flooding of shallow depths with sheet flow conditions, or areas protected by a flood protection levee from the 100-year flood) are not subject to local floodplain regulations or mandatory purchase of flood insurance, but do face a risk of flooding greater than properties located outside the 500-year floodplain. Flood insurance is available for buildings located in Zone X as well as Zone AE.

This updated Affected Structures list provides a largely comprehensive assessment of buildings and units in the South Boulder Creek floodplain, but may not be 100 percent accurate due to data limitations. The assessment was electronically generated using the city and county geographic information system (GIS) resources with manual review and correction where discrepancies have been identified. If you notice any errors or omissions in the list we request that you report these findings to Bob Harberg at HarbergB@bouldercolorado.gov or 303-441-3124.

The flood study team will continue to refine and update the Affected Structures list as part of a more detailed “Risk Assessment” that is being conducted. The risk assessment will include a more specific review of affected buildings based on floor elevations referenced to the GIS mapping developed for the flood study (as determined without detailed land surveys referencing NGVD 88 Datum in the field), building type, basement status and local topography.

Persons questioning floodplain impacts on affected buildings, that can offer more detailed or specific information to demonstrate that the floodplain map or building identification may be inaccurate, may submit an appeal to Bob Harberg at HarbergB@bouldercolorado.gov or 303-441-3124. All inquiries will be evaluated with a response indicating the results.